# Albuquerque



### **DEVELOPMENT REVIEW APPLICATION**

ffective 4/17

Please check the appropriate box and refer to	supplement	al forms for sub	mittal requirements. All fe	es must be p	aid at the time of	application.	
Administrative Decisions	Decisions Requiring a Public Meeting or Hearing			Policy Decisions			
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)				☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)		
☐ Historic Certificate of Appropriateness — Minor (Form L)	☐ Master	☐ Master Development Plan (Form P1)			☐ Adoption or Amendment of Historic Designation (Form L)		
☐ Alternative Signage Plan (Form P3)	☐ Historio (Form L)	Certificate of Ap	propriateness - Major	☐ Amendment of IDO Text (Form Z)			
Minor Amendment to Site Plan (Form P3)	☐ Demoli	tion Outside of H	PO (Form L)	☐ Annexation of Land (Form Z)			
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)			☐ Amendment to Zoning Map – EPC (Form Z)			
	☐ Wireless Telecommunications Facility Waiver (Form W2)		☐ Amendment to Zoning Map – Council (Form Z)				
				Appeals	Appeals		
			☐ Decision by EPC, LC, ZHE, or City Staff (Form A)				
APPLICATION INFORMATION							
Applicant: CA OF ABO DMD	Anthor	y Villan	ICVA	Phone:	505. 796.	2616	
Address: One Civic PLAZA	7	th Fro		Email:			
City: ABQ.			State: N M	Zip: 37102			
Professional/Agent (if any): LEE GAMEL	sty the	hitects P		Phone:	505. 847	2 8865	
Address: 2412 Miles Rd	/se			Email:	120010	gann.com	
City: A&Q.			State: N ~	Zip: 87106			
Proprietary Interest in Site:	ct		List all owners: C1+	1 04 7	ABQ.		
BRIEF DESCRIPTION OF REQUEST				1			
Construct SMALL- MINOR	Addit	zins to	the chubbons t	Militie.	to bring	the	
BALLPARK IN COMPLIANCE	with	MAJOR	LOAGUE BASERAN	- FACIL	ities STAN	DARAS.	
SITE INFORMATION (Accuracy of the existing I	egal descri	ption is crucial!	Attach a separate sheet if	necessary.)			
Lot or Tract No.: CA SPORTS STADIO	m/ Par	K	Block: 0000	Unit:			
Subdivision/Addition: ABQ SPORTS			MRGCD Map No.:	UPC Code: PIN ABQ145082			
Zone Atlas Page(s): L - 15 Existing Zoning: N		_	4-PO-A	Proposed Zoning: NR - Po - A			
# of Existing Lots:			- t	Total Area of Site (acres): 25.17			
LOCATION OF PROPERTY BY STREETS							
Site Address/Street: 160   Avenida Cesar ch	Between	en: Univer	sity se	and: YA	LE SE		
CASE HISTORY (List any current or prior projection)							
AA-02236-00293 Project	NO.	1000500	APPRIVED 2	.24.02			
Signature: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	_			Date:	7 November	2022	
Printed Name: LEE GAMELSKY					cant or Agent		
FOR OFFICIAL USE ONLY							
Case Numbers Actio	n	Fees	Case Numbers		Action	Fees	
Meeting/Hearing Date:				Fee Tota	al;		
Staff Signature:			Date:	Project #			

#### FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP.

	INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS  Letter of authorization from the property owner if application is submitted by an agent  Zone Atlas map with the entire site clearly outlined and label
	ARCHEOLOGICAL CERTIFICATE  Archaeological Compliance Documentation Form with property information section completed  Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)
	MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB  Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)  The approved Site Plan being amended  Copy of the Official Notice of Decision associated with the prior approval  The proposed Site Plan, with changes circled and noted  Refer to the Site Plan Checklist for information needed on the proposed Site Plan.  Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units
	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond thes thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.
~	MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO  Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)  The approved Site Development Plan being amended  Copy of the Official Notice of Decision associated with the prior approval  The proposed Site Development Plan, with changes circled and noted  Refer to the Site Plan Checklist for information needed on the proposed Site Plan.  Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units
	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond thes thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.
	ACCELERATED EXPIRATION SITE PLAN  Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)  Site Plan to be Expired
	ALTERNATIVE SIGNAGE PLAN  Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)  Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)  Required notices with content per IDO Section 14-16-6-4(K)  Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives  Sign Posting Agreement
	ALTERNATIVE LANDSCAPE PLAN
	<ul> <li>Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)</li> <li>Landscape Plan</li> </ul>

#### LEE GAMELSKY ARCHITECTS P.C.

7 November 2022

Mr. James Aranda COA Planning Department 601 2<sup>nd</sup> Street NW Albuquerque, NM 87102

RE: Isotopes Ball Park

City of Albuquerque/Municipal Development Department Request for Approval of an Administrative Amendment – Minor Previous Administrative Development Plan Amendment:

File AA-02236-00293 Approved 2/27/02 Project No. 1000500

#### Letter of Justification

Mr. Aranda;

This Letter of Justification is provided in support of our project at the COA owned Isotopes Ball Park. The project is to provide improvements at the Ballpark to bring the facility into compliance with current Major League Baseball Facilities Standards. The scope of work includes a few small building additions on the perimeter of the stadium, a driveway modification in the existing parking lot on the west side of the building, and interior remodeling of the Home Team and Visiting Team Clubhouse areas.

The existing Ballpark is comprised of multiple buildings and the Ballfield. The total building area is over 60,000 GSF. The existing buildings associated with this project include:

Home Club Facility 15,830 GSF Merchandise/Support: 9,840 GSF Visiting Club: 12,175 GSF Subtotal 37,845 GSF

The new additions are comprised of the following:

Home Club Weight Room/

Conference Room 1,442 GSF
Closet 857 GSF
Visiting Club 799 GSF
Subtotal 3,098 GSF

Therefore, the new additions are  $3,098 \div 37,845 = 8\%$  of the existing building areas in which they are adjoining.

As the previous Administrative Development Plan Amendment was Pre-IDO, this Minor Amendment Request meets the requirements of 6-4 (Z)(1)(a):

 The existing Site Development Plan illustrates the project improvements and the requested change (additions) still meet the original requirements as illustrated in the drawings.

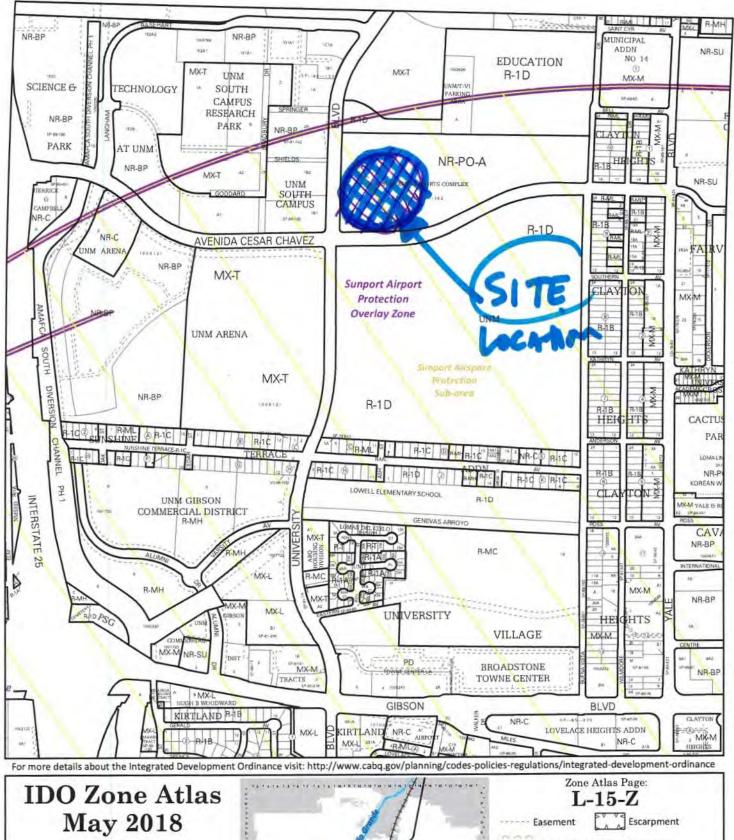
- The requested change is within the thresholds for Minor Amendments established in Table 6-4-4.
  - A. Building GSF Area: the new area is less than 10% of the existing.
  - B. The front, side, rear setbacks are not encroached or affected.
  - C. The height of the new additions are less than the adjoining buildings they are attached to.
  - D. There are no deviations to any existing walls or fences.
  - E. There are no deviations to any numerical standard.
  - F. There are no new signs, walls, or fences. NOTE: An existing sign is relocated on the visiting team side but is still in full compliance.
  - G. The proposed work does not fall under the Fair Housing Act/Amendments.
  - H. Parking: 8 parking spaces are deleted to accommodate the new additions on the home (west) side. There are over 192 parking spaces along University Blvd. and Avenida Cesar Chavez SE. A loss of 8 spaces equals: 8 ÷ 192 = 4% which is less than any standard of 10%.
- The requested change does not require major public infrastructure or significant changes to access or circulation patterns on the site.
- 4. No deviations, variances, or waivers are requested for this Minor Amendment.

In summary, the proposed Administrative Amendment – Minor meets the requirements as spelled out in the IDO.

If you have any questions, or comments, please feel free to contact me.

Sincerely,

Lee Gamelsky AIA, Principal, LEED AP BD+C





#### LETTER OF AUTHORIZATION

26 October 2022

TO: City of Albuquerque

Planning Department

RE: ISOTOPES BALL PARK

BUILDING ADDITIONS AND INTERIOR REMODEL

1601 Avenida Cesar Chavez SF.

Albuquerque, NM 87106

Zoning: NR-PO-A Zone Map: L-15

As indicated below, the City of Albuquerque authorizes Lee Gamelsky AIA/Lee Gamelsky Architects PC to represent the City in all matters relating to all Submittals, Applications, Communications, etc. for the above referenced project and property.

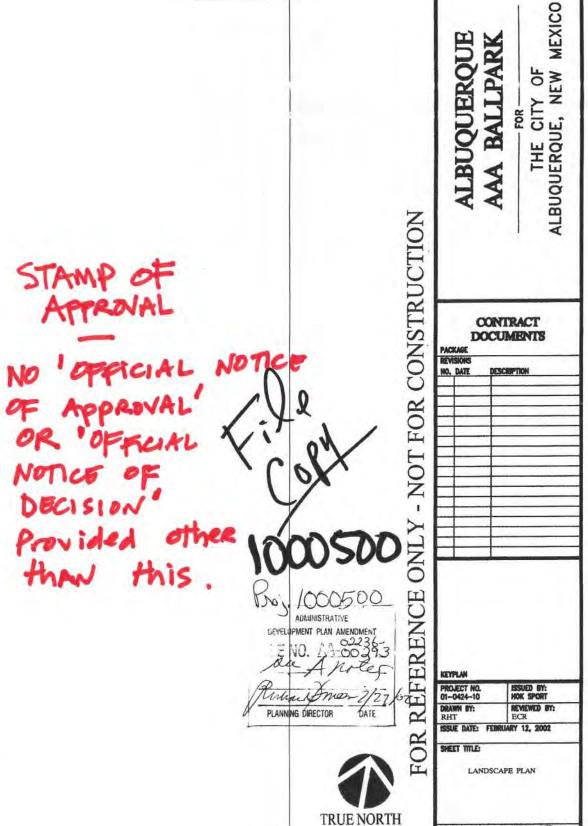
Sincerely.

Lee Gamelsky AIA, LEED AP BD+C. Principal

Signed in concurrence with the above Letter of Authorization

Print Name

Villanuera.

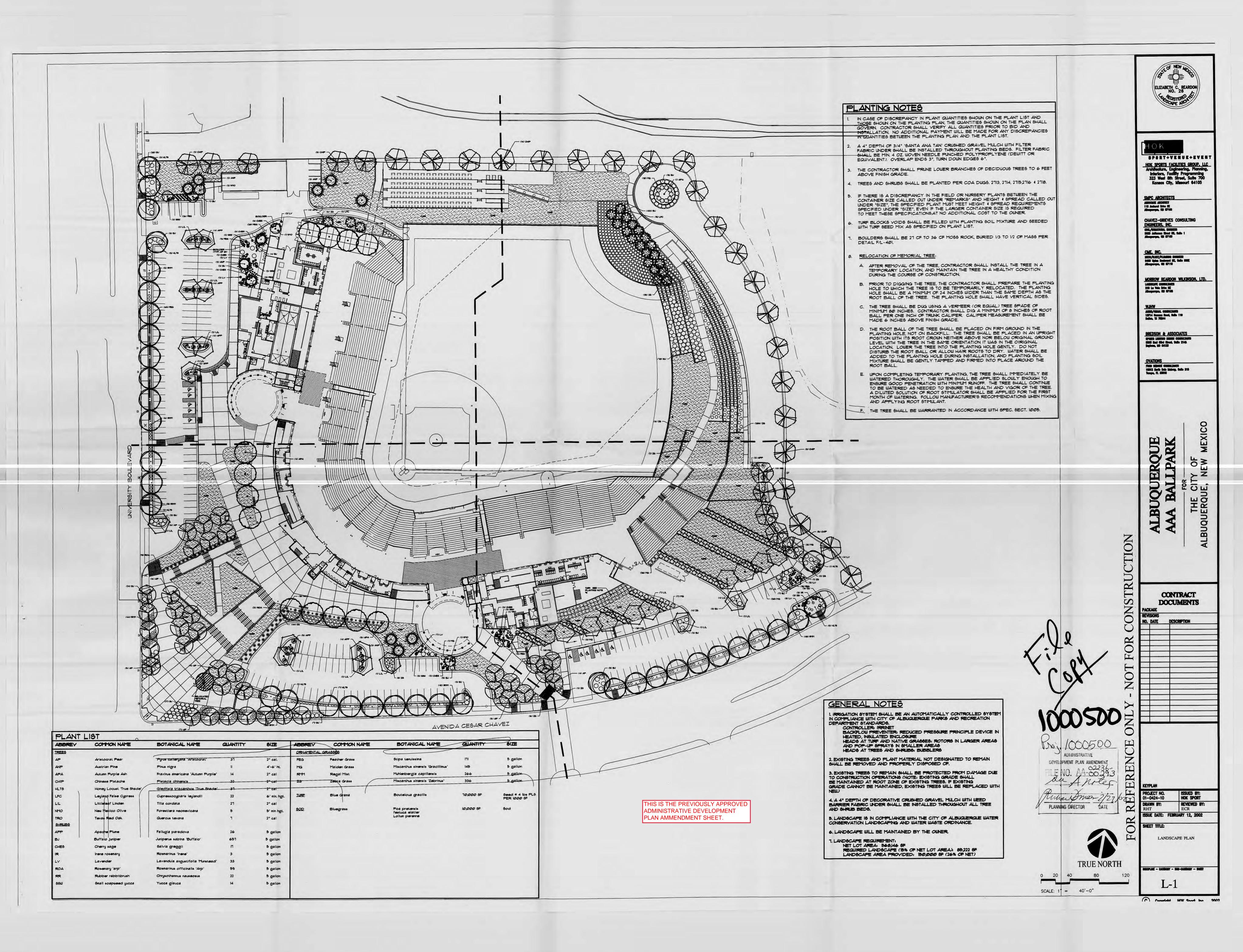


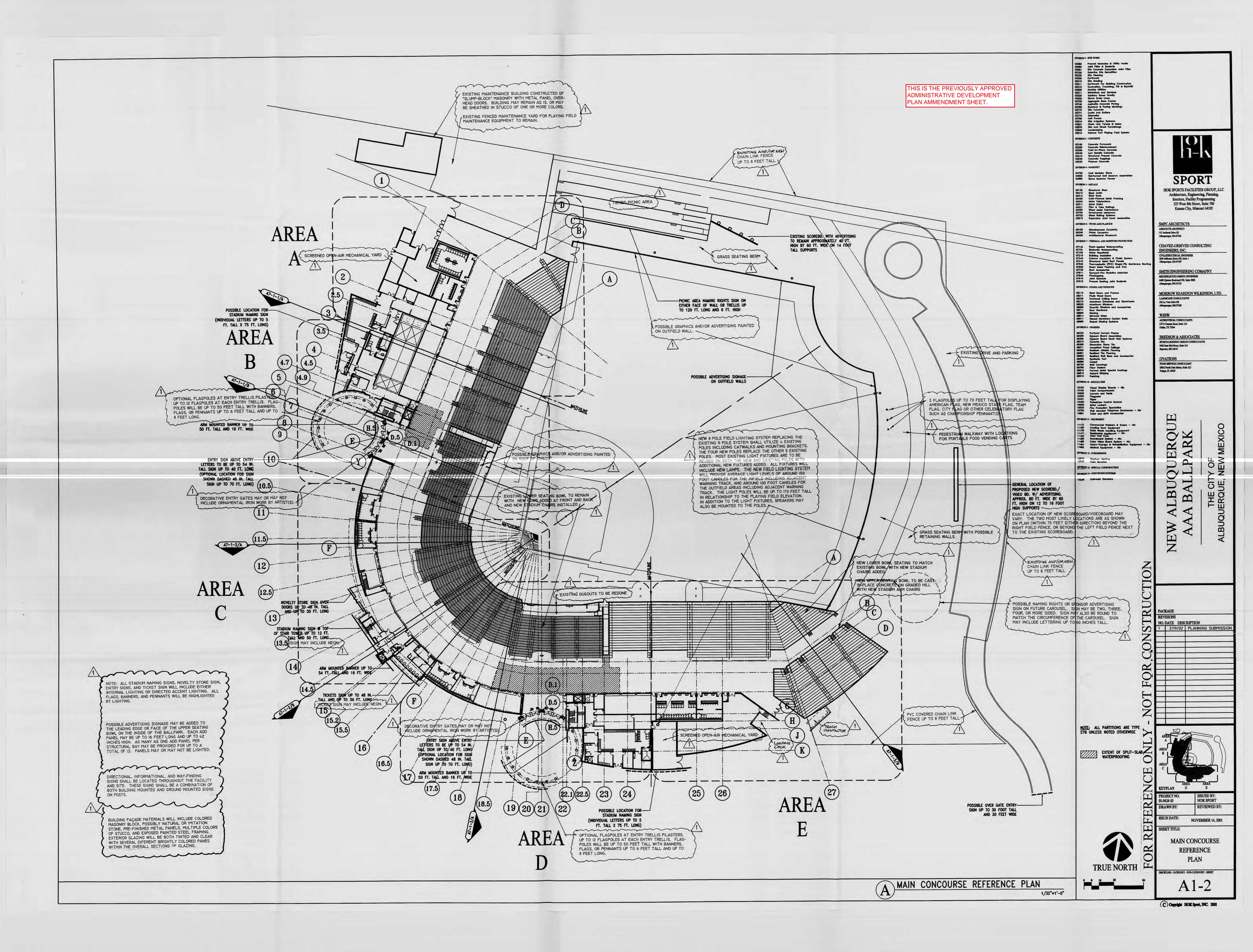
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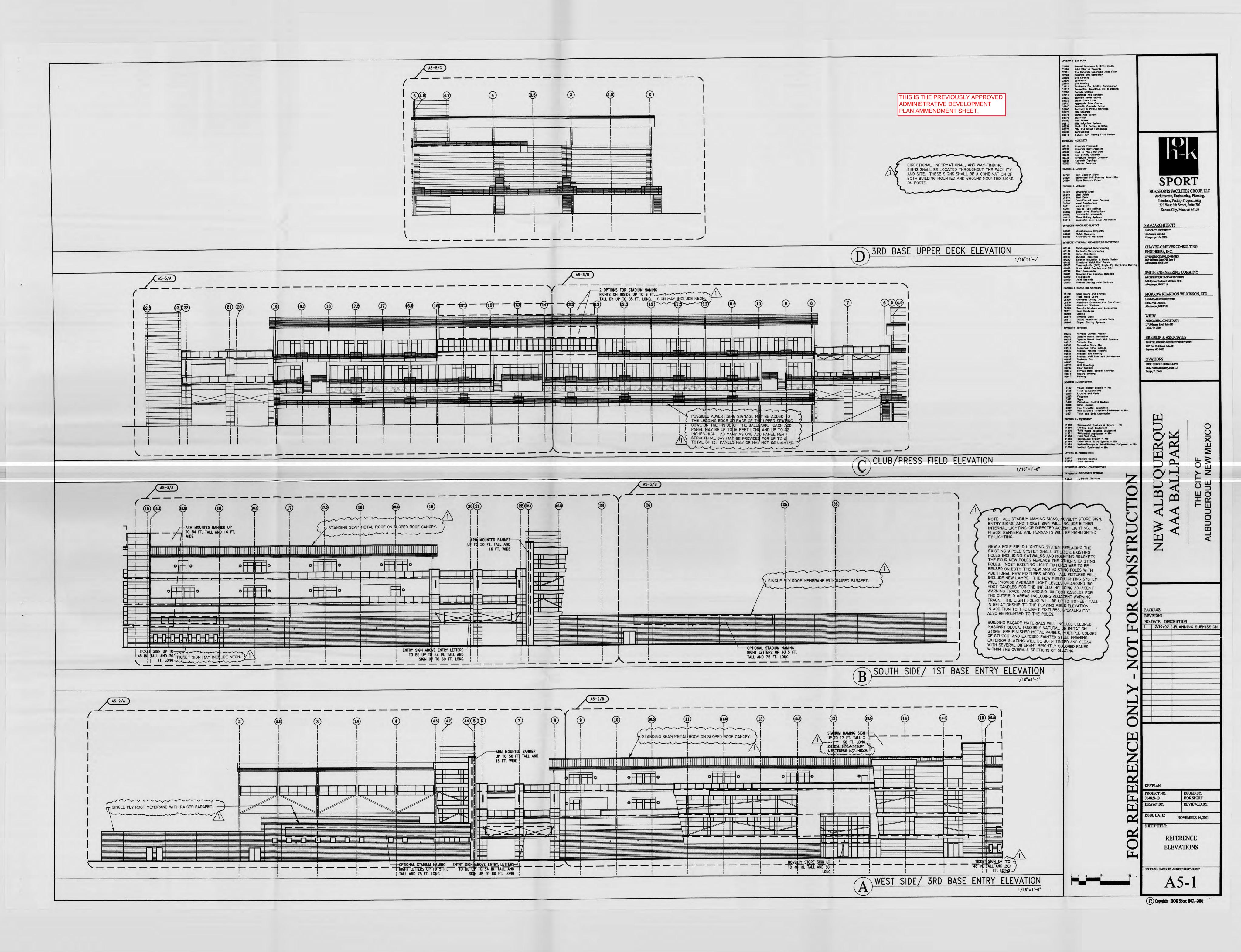
# **ALBUQUERQUE** AAA BALLPARK

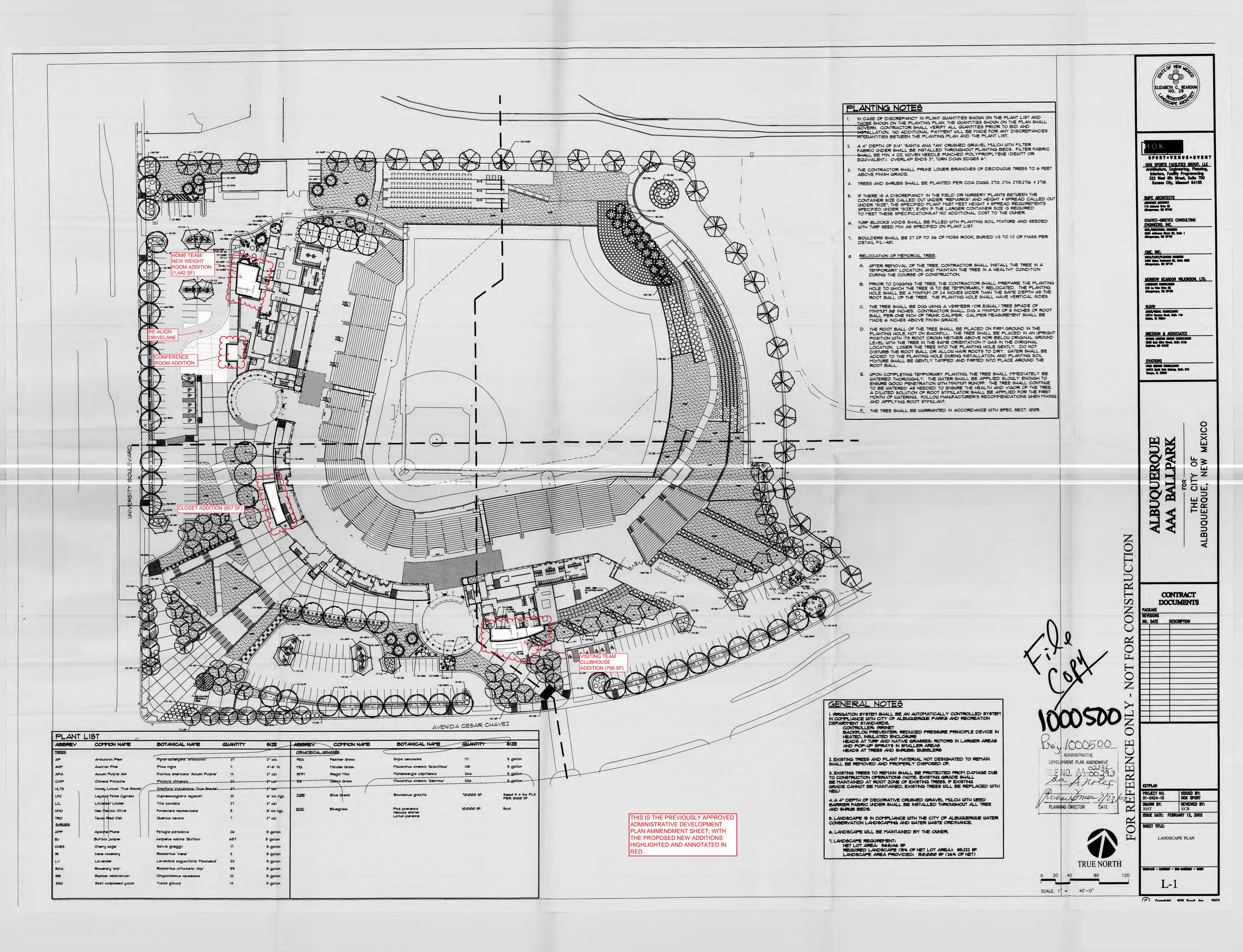
L-1

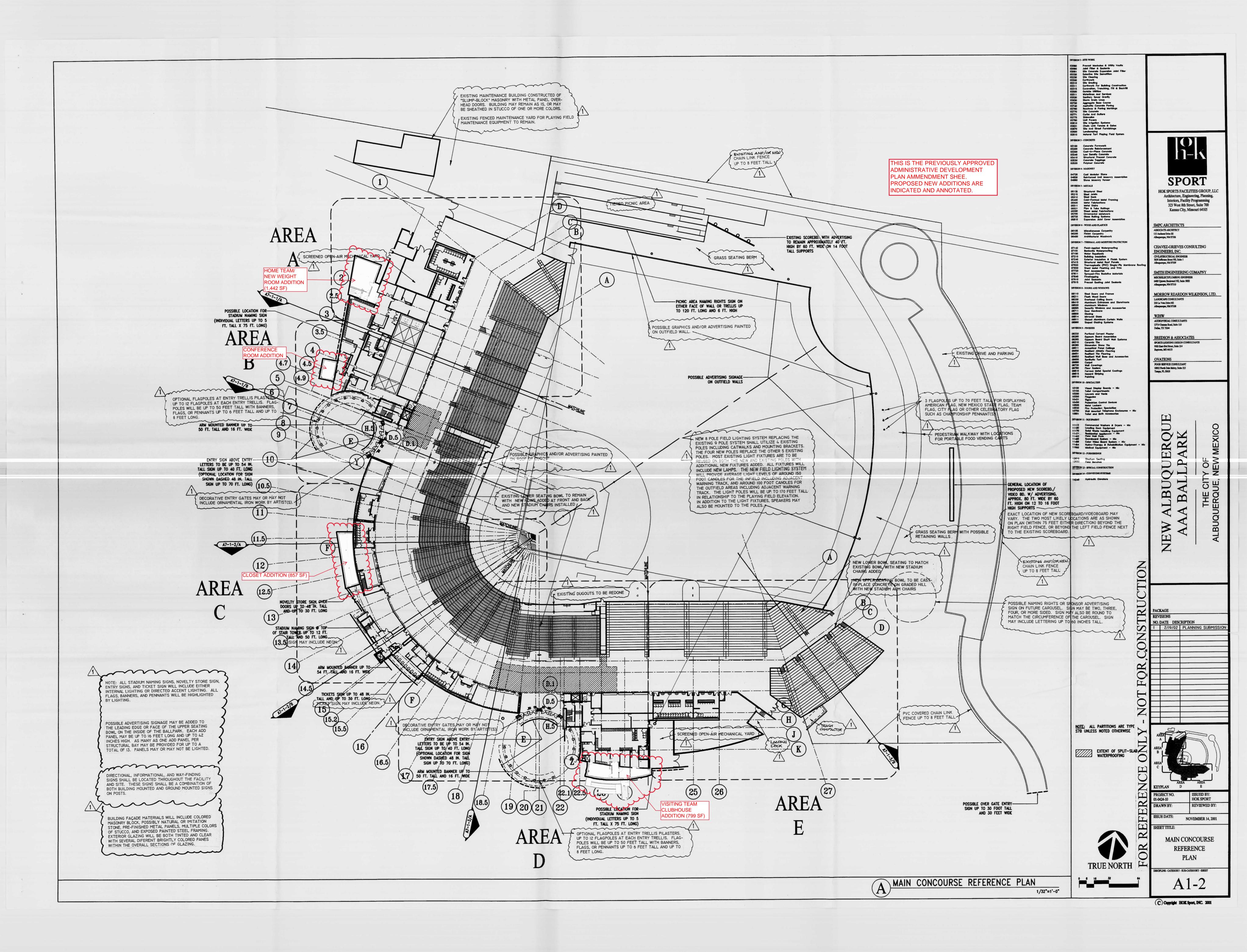
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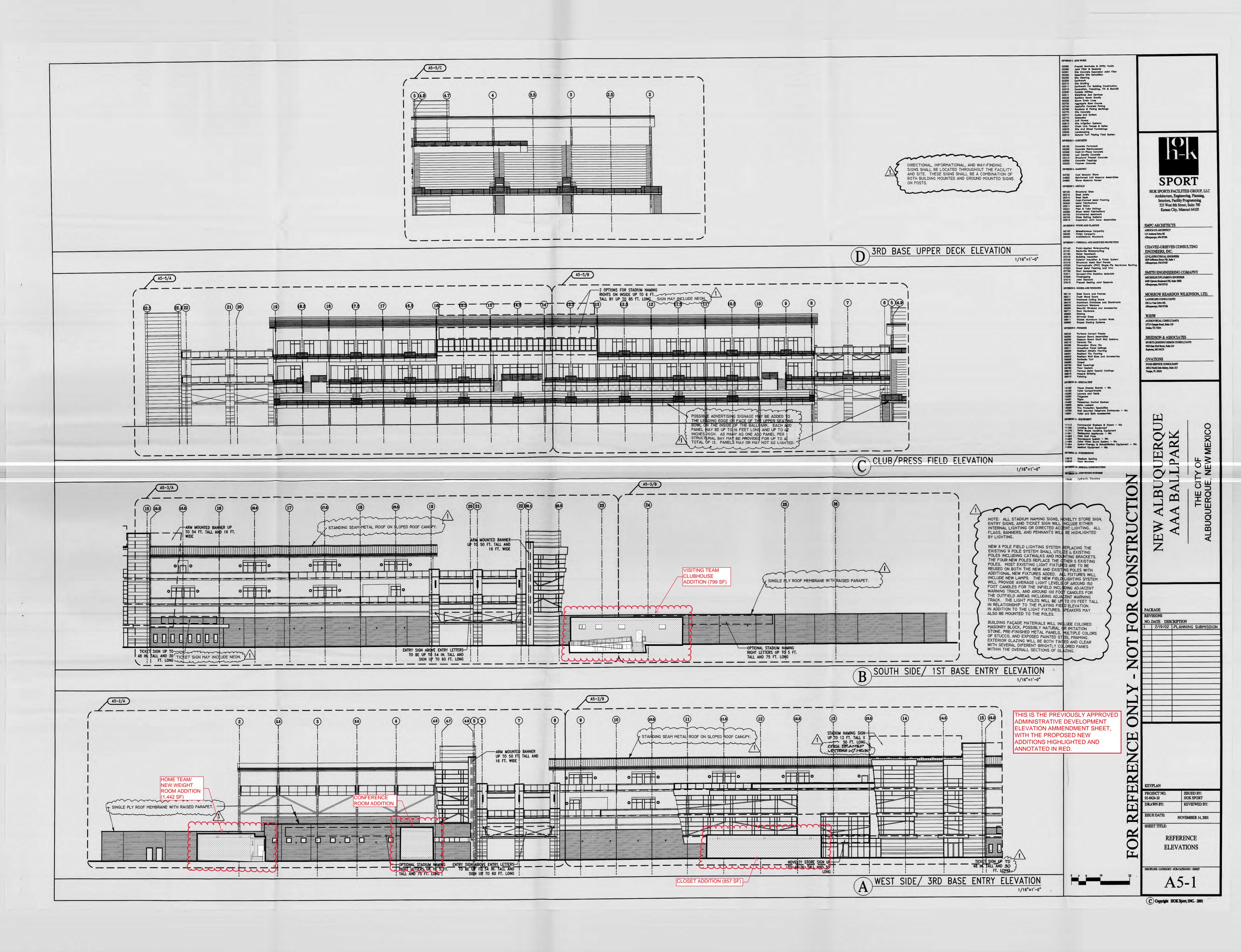












## **Albuquerque Site & Building Design Considerations**

These Albuquerque Site and Building Design Considerations are recommended for all designers of site plans in Albuquerque. They were developed by a team of architects and planners convened to give advice to people designing projects for Albuquerque. These forms (fillable in Adobe Acrobat Reader) are encouraged for inclusion in a site plan application, but they are not required.

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.

#### Section A.

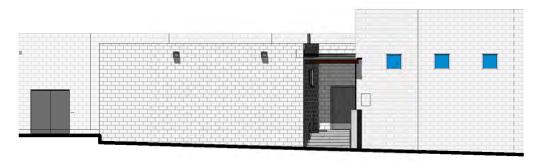
#### General Site Arrangement and Building Orientation:

1.	The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months.			
	Specific submittal requirements for the sun and shade analysis are in Section B.			
	Achieved in Part Evaluated Only			
2.	The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.			
	Achieved Achieved in Partice Evaluated Only			
3.	Buildings oriented slightly east of south are preferable to secure balanced heat distribution.			
	Achieved in Part Evaluated Only			

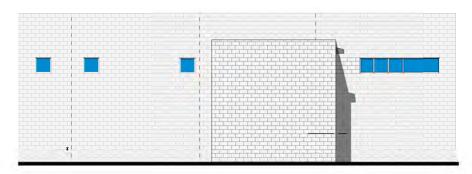
4.	Design shou excessive.	ald allow for w		may inform depths of interiors so as not be
	Achieved	9	Achieved in Part	Evaluated Only
5.	Design shou	ald allow for n	atural ventilation as much	as possible.
	Achieved		Achieved in Part	Evaluated Only
Bu	ilding Entries	s and Windov	vs:	
6.	Building wir are easy to s plantings.	ndows to the shade from th	ne summer sun with simple	des are preferable. South facing windows e horizontal overhangs, projections, or
	Achieved		Achieved in Part	Evaluated Only
7.				because they receive no direct sunlight
	during much	h of the winte	er and increase the need for	
	Achieved		Achieved in Part	Evaluated Only
8.	North facing	g windows are	e encouraged as they requi	ire little to no shading.
	Achieved	U	Achieved in Part	Evaluated Only
9.	Any west fa	cing building	entries and windows shoul	ld mitigate solar effects.
	Achieved		Achieved in Part	Evaluated Only
Ou	tdoor Eleme	nts (Integrati	on):	
10.	. Site plan de	sign should st	patially connect outdoor ar	nd indoor areas.
	Achieved		Achieved in Part	Evaluated Only
11.			d landscape vegetated are	as are preferred to use evaporative cooling
	Achieved		Achieved in Part	Evaluated Only
12.	Buildings sh exposures.	ould be shade	ed by trees on all sun-expo	sed sides, especially the east and west
	Achieved		Achieved in Part	Evaluated Only
13.	Trees placer	ment should b	e in combinations of two-	thirds deciduous to one-third evergreen.
	Trees selecti	ion should ha		s to avoid loss of species due to disease.
	Achieved		Achieved in Part	Evaluated Only
14.	Preservation	or restoration	on of vegetation that is indi	igenous to Albuquerque is preferred.
	Achieved			Evaluated Only

	15. Glare from direct sunlight through windows can be effectively diffused by tree canopies.  Deciduous trees planted in small or large groups are preferred.  Achieved Part Evaluated Only
	16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.  Achieved Achieved in Part Evaluated Only
	17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.  Achieved Achieved in Part Evaluated Only
	Views:  18. Where the site has view potential, capture views of prominent visual formsthe Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpmentin windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)  Achieved  Achieved in Part  Evaluated Only
Co	checking the boxes, I demonstrate that I have evaluated the Albuquerque Design in the design of Project SOTOPES PARK and and oplication No
V	Garl 1931 N.A.
Sigi	nature of Project Architect/License No. Signature of Project Landscape Architect/License No.

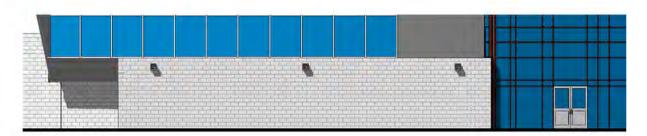
ISOTOPES PARK IMPROVEMENTS • MAJOR LEAGUE BASEBALL FACILITY UPGRADES RIO GRANDE CREDIT UNION FIELD SUN AND SHADE ANALYSIS: MAY 21ST, 4:00 PM



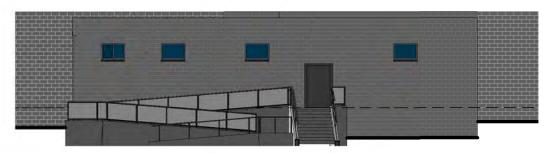
**WEIGHT ROOM • WEST ELEVATION** 



**CONFERENCE • WEST ELEVATION** 



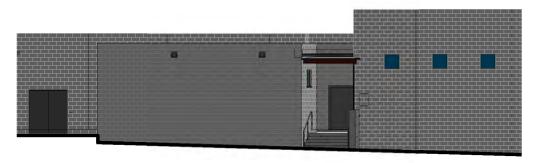
**MERCHANDISE CLOSET • WEST ELEVATION** 



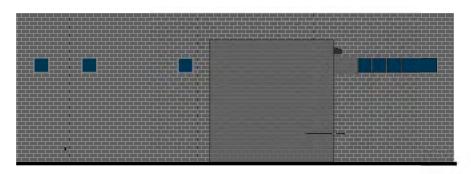
**VISITING CLUBHOUSE ADDITIONS • SOUTH ELEVATION** 



ISOTOPES PARK IMPROVEMENTS • MAJOR LEAGUE BASEBALL FACILITY UPGRADES RIO GRANDE CREDIT UNION FIELD SUN AND SHADE ANALYSIS: MAY 21ST, 9:00 AM

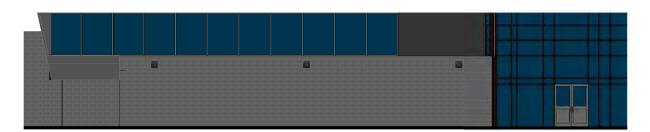


**WEIGHT ROOM • WEST ELEVATION** 

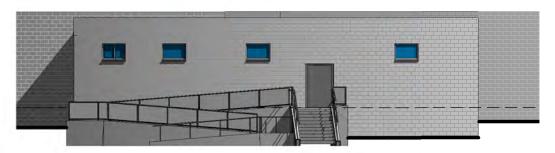


**CONFERENCE • WEST ELEVATION** 

16'



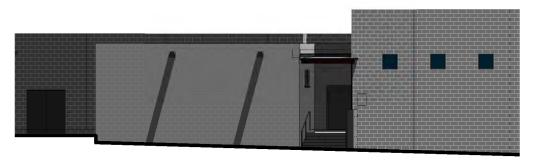
**MERCHANDISE CLOSET • WEST ELEVATION** 



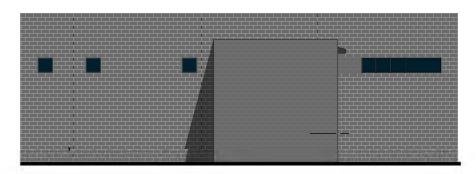
**VISITING CLUBHOUSE ADDITIONS • SOUTH ELEVATION** 

32'

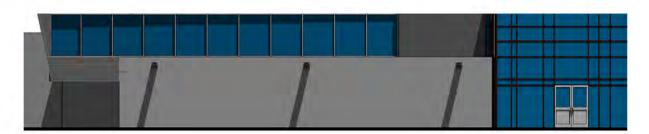
ISOTOPES PARK IMPROVEMENTS • MAJOR LEAGUE BASEBALL FACILITY UPGRADES RIO GRANDE CREDIT UNION FIELD SUN AND SHADE ANALYSIS: MAY 21ST, 12:00 PM



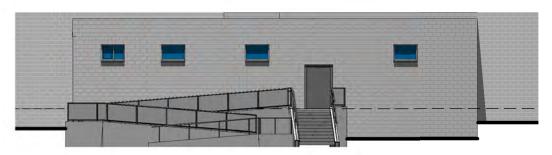
**WEIGHT ROOM • WEST ELEVATION** 



**CONFERENCE • WEST ELEVATION** 



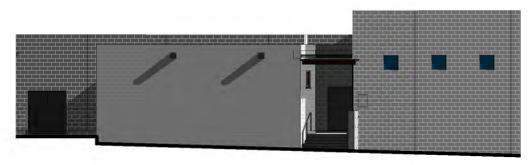
**MERCHANDISE CLOSET • WEST ELEVATION** 



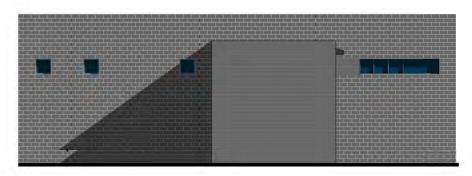
**VISITING CLUBHOUSE ADDITIONS • SOUTH ELEVATION** 



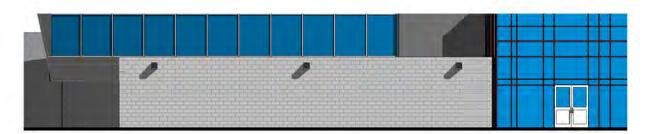
ISOTOPES PARK IMPROVEMENTS • MAJOR LEAGUE BASEBALL FACILITY UPGRADES RIO GRANDE CREDIT UNION FIELD SUN AND SHADE ANALYSIS: NOVEMBER 21ST, 12:00 PM



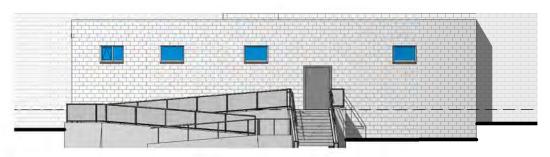
**WEIGHT ROOM • WEST ELEVATION** 



**CONFERENCE • WEST ELEVATION** 



**MERCHANDISE CLOSET • WEST ELEVATION** 



**VISITING CLUBHOUSE ADDITIONS • SOUTH ELEVATION** 

